

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Essex County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$21,448,990**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	27		
<u>Program Progress:</u>							
% of Funds Committed	94.77 %	91.13 %	6	92.82 %	67	65	
% of Funds Disbursed	69.36 %	81.36 %	26	82.38 %	5	8	
Leveraging Ratio for Rental Activities	4.37	4.44	1	4.55	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	89.99 %	85.57 %	15	80.69 %	47	40	
% of Completed CHDO Disbursements to All CHDO Reservations***	72.95 %	65.31 %	9	67.01 %	53	52	
<u>Low-Income Benefit:</u>							
% of 0-50% AMI Renters to All Renters	90.95 %	82.85 %	6	79.23 %	79	73	
% of 0-30% AMI Renters to All Renters***	75.81 %	44.34 %	3	44.47 %	95	90	
<u>Lease-Up:</u>							
% of Occupied Rental Units to All Completed Rental Units***	95.68 %	95.80 %	18	93.93 %	36	34	
<u>Overall Ranking:</u>				In State:	5 / 27	Nationally:	87 86
<u>HOME Cost Per Unit and Number of Completed Units:</u>							
Rental Unit	\$14,195	\$26,611		\$24,984	740 Units	84.10 %	
Homebuyer Unit	\$22,264	\$16,432		\$14,192	124 Units	14.10 %	
Homeowner-Rehab Unit	\$41,030	\$14,952		\$20,036	16 Units	1.80 %	
TBRA Unit	\$0	\$7,702		\$3,164	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Essex County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$76,270	\$127,360	\$42,576
State:*	\$96,508	\$90,538	\$16,962
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 0.8 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.13

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	46.3	12.7	25.0	0.0
Black/African American:	50.1	79.4	75.0	0.0
Asian:	0.7	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.3	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	2.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	1.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	2.5	4.9	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	76.5	27.5	25.0	0.0
2 Persons:	10.6	31.4	62.5	0.0
3 Persons:	2.5	23.5	6.3	0.0
4 Persons:	2.3	8.8	6.3	0.0
5 Persons:	0.8	4.9	0.0	0.0
6 Persons:	7.0	1.0	0.0	0.0
7 Persons:	0.3	2.9	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	37.3	32.4	18.8	0.0
Elderly:	51.8	6.9	56.3	0.0
Related/Single Parent:	6.1	45.1	25.0	0.0
Related/Two Parent:	1.5	12.7	0.0	0.0
Other:	3.2	2.9	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	53.4	3.9 [#]
HOME TBRA:	1.3	
Other:	26.1	
No Assistance:	19.3	

of Section 504 Compliant Units / Completed Units Since 2001 413

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Essex County Consortium


State: NJ

Group Rank: 87
 (Percentile)

State Rank: 5 / 27 PJs

Overall Rank: 86
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	89.99	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	72.95	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	90.95	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	95.68	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	3.98	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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